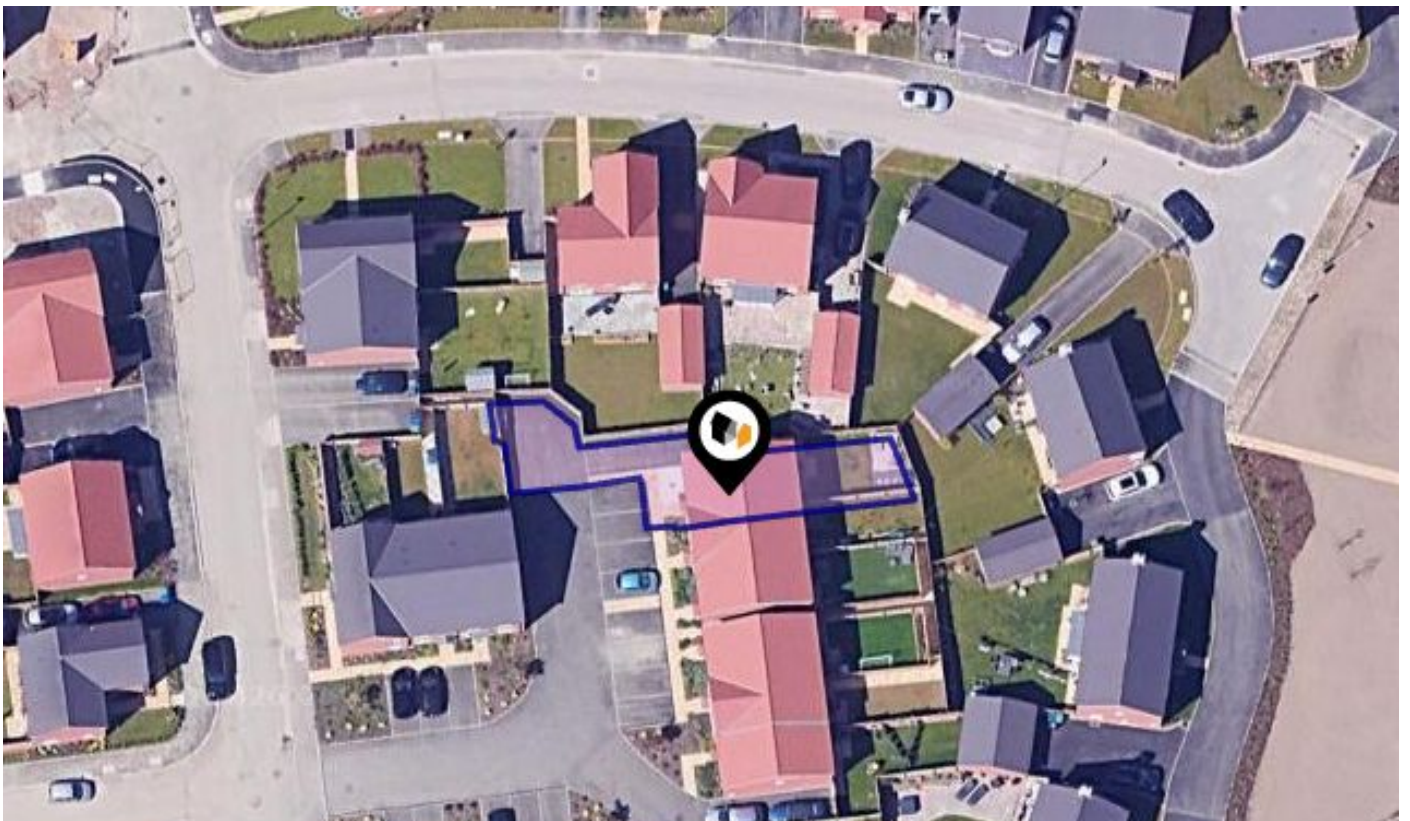




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Monday 20th April 2026**



**PATTERDALE ROAD, CHESTERFIELD, S41**

## Martin & Co

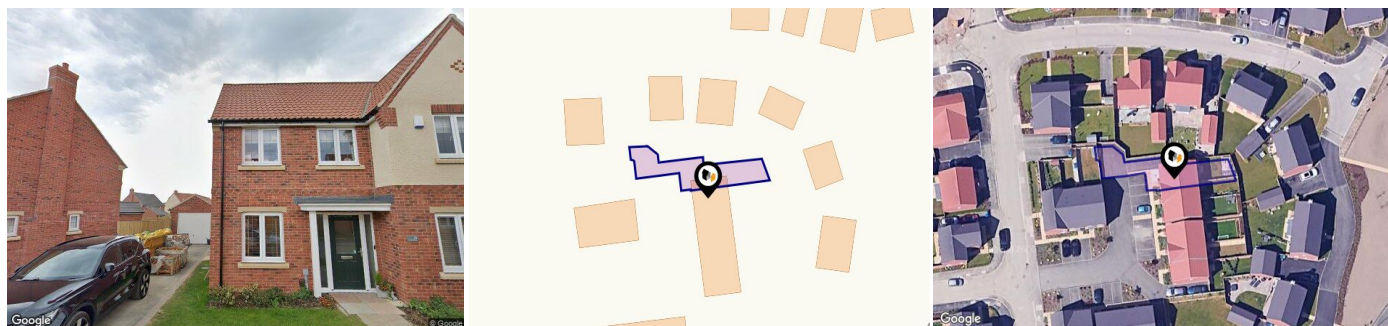
33 St Mary's Gate, Chesterfield S41 7TJ

01246 220160

[chesterfield@martinco.com](mailto:chesterfield@martinco.com)

[www.martinco.com/estate-agents-and-letting-agents/branch/chesterfield](http://www.martinco.com/estate-agents-and-letting-agents/branch/chesterfield)





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	699 ft <sup>2</sup> / 65 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	2022		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,820		
<b>Title Number:</b>	DY564506		

## Local Area

<b>Local Authority:</b>	Derbyshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

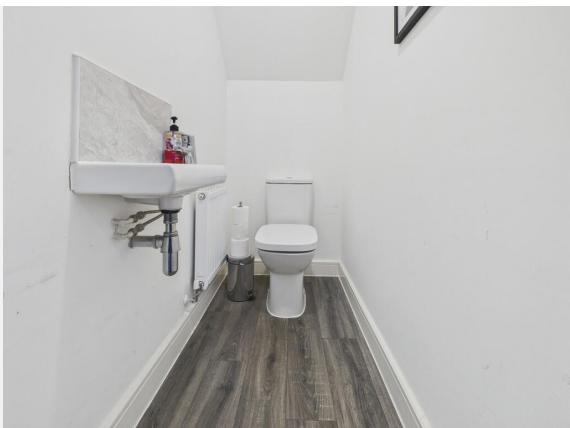
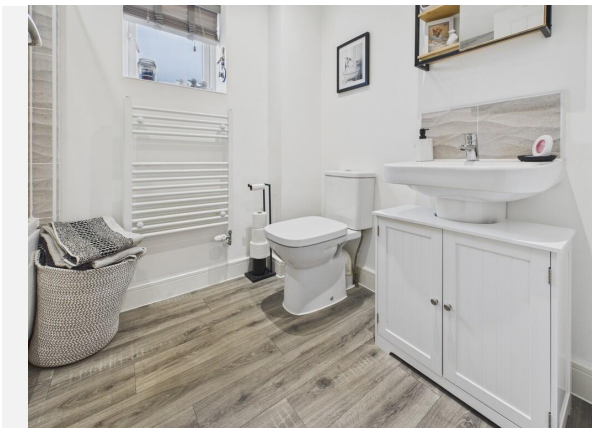
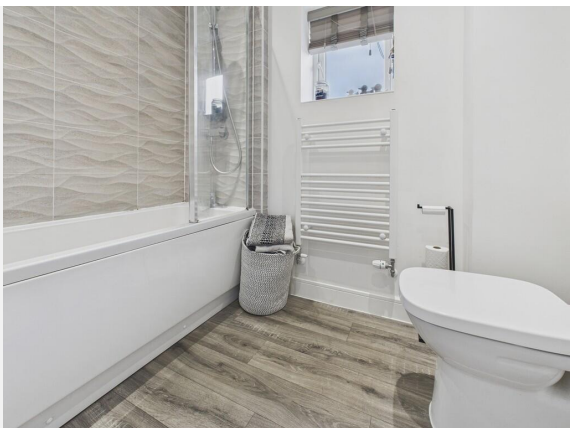
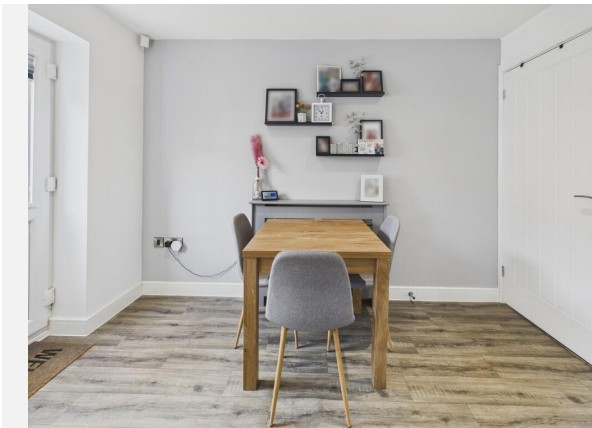
<b>23</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

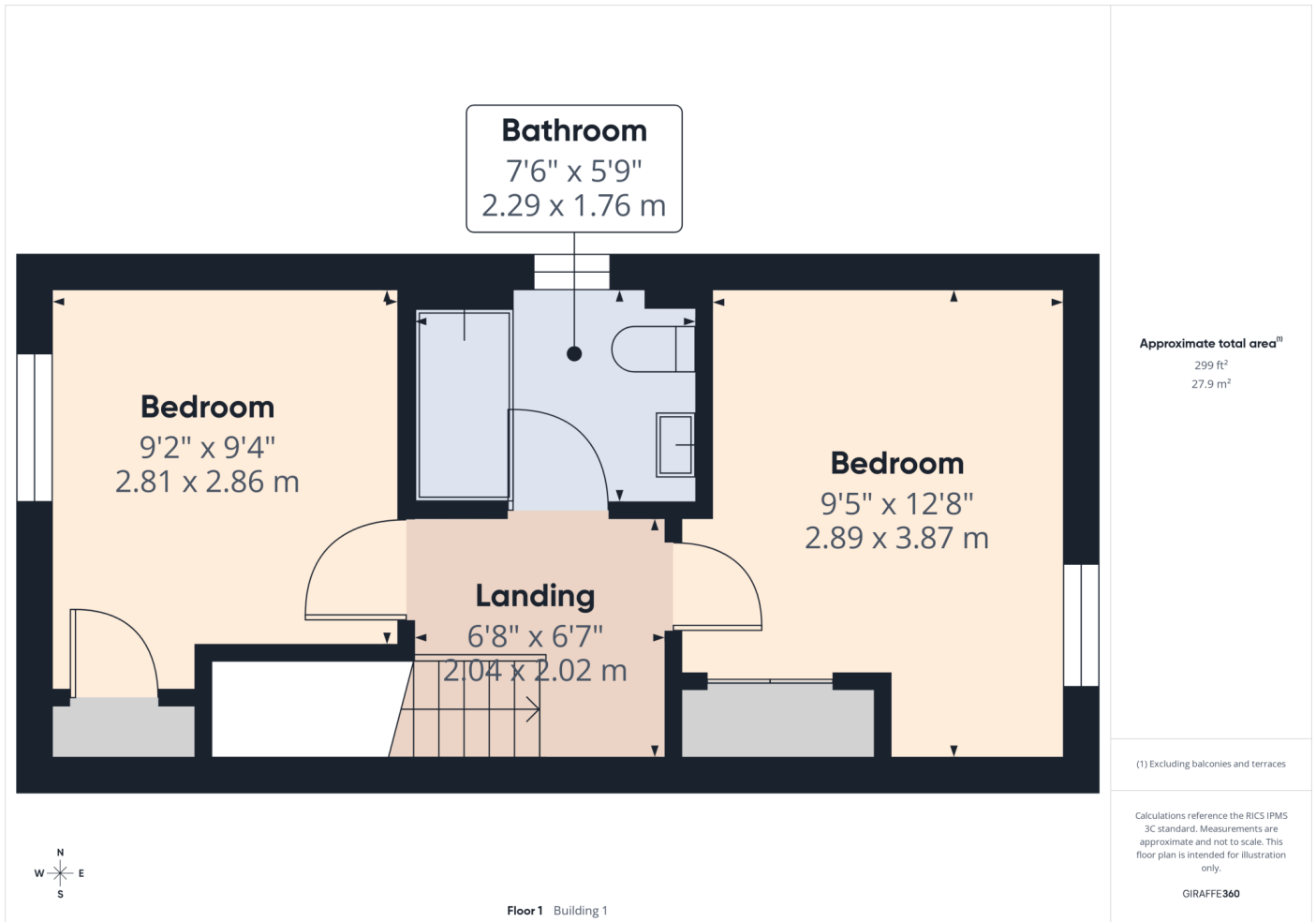








PATTERDALE ROAD, CHESTERFIELD, S41



**PATTERDALE ROAD, CHESTERFIELD, S41**



## PATTERDALE ROAD, CHESTERFIELD, S41



S41

Energy rating

# B

Valid until 09.05.2032

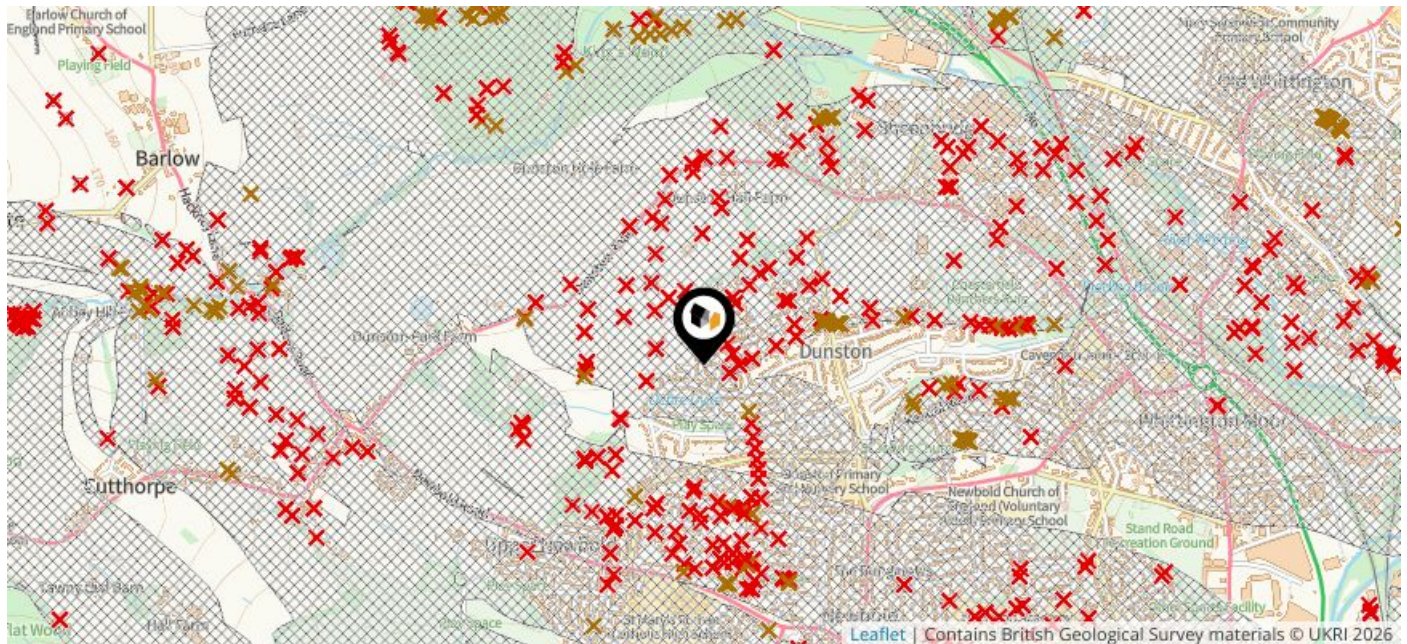
Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.20 W/m-Â K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.17 W/m-Â K
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.13 W/m-Â K
<b>Total Floor Area:</b>	65 m <sup>2</sup>

This map displays nearby coal mine entrances and their classifications.



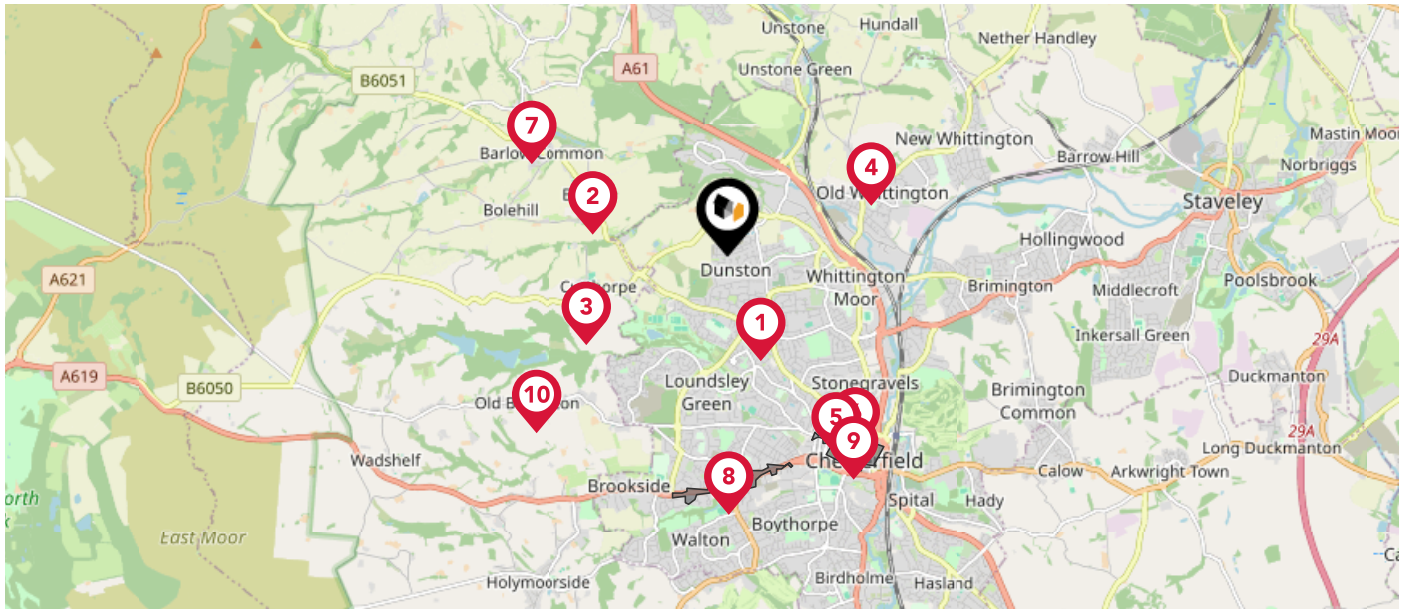
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft











The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

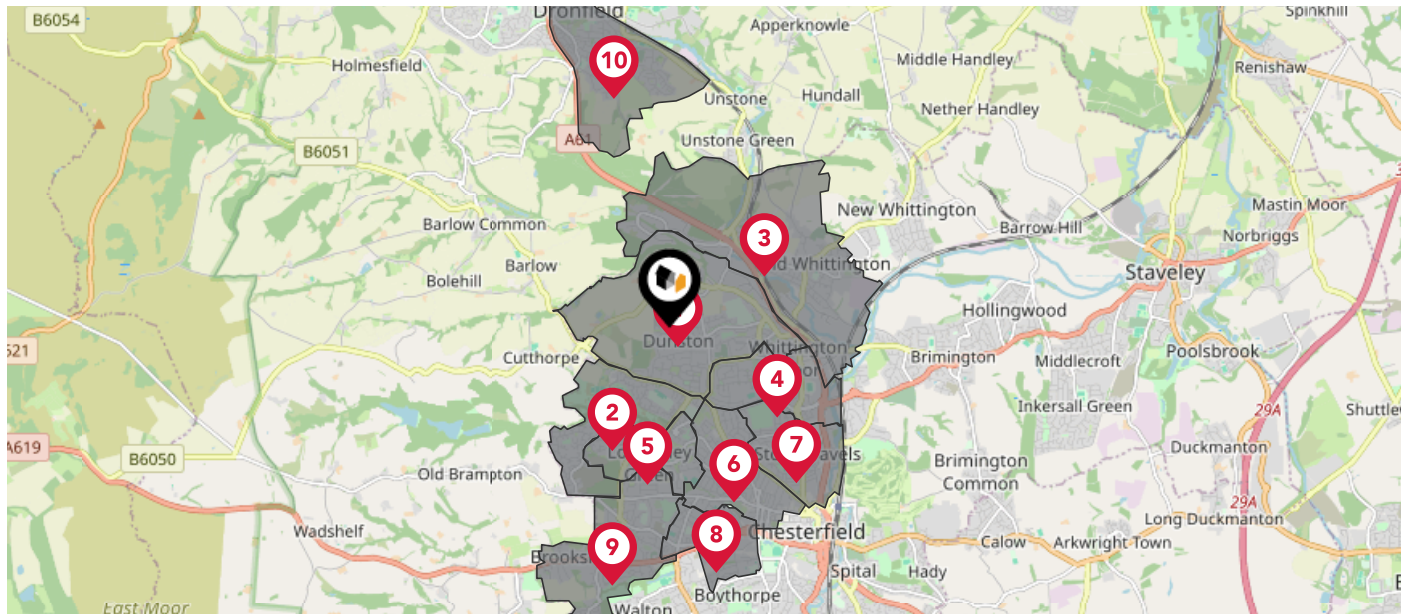
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

-  Newbold Eyre
-  Barlow
-  Cutthorpe
-  Old Whittington
-  Spencer Street
-  Abercrombie Street
-  Barlow Mills and Crow Holes
-  Chatsworth Road (Chesterfield)
-  Town Centre (Chesterfield)
-  Old Brampton

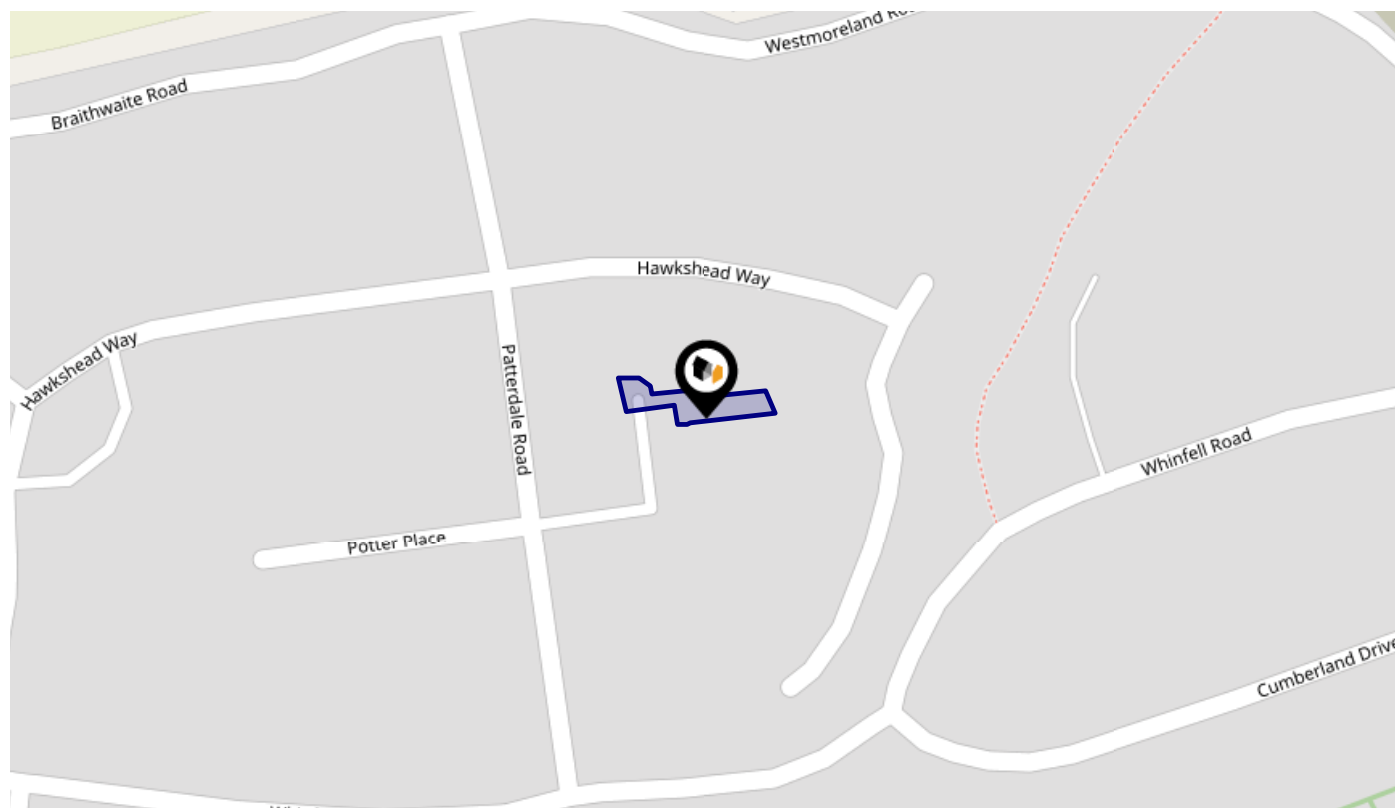
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  1 Dunston Ward
-  2 Linacre Ward
-  3 Old Whittington Ward
-  4 Moor Ward
-  5 Loundsley Green Ward
-  6 Brockwell Ward
-  7 St. Helen's Ward
-  8 Holmebrook Ward
-  9 West Ward
-  10 Dronfield South Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

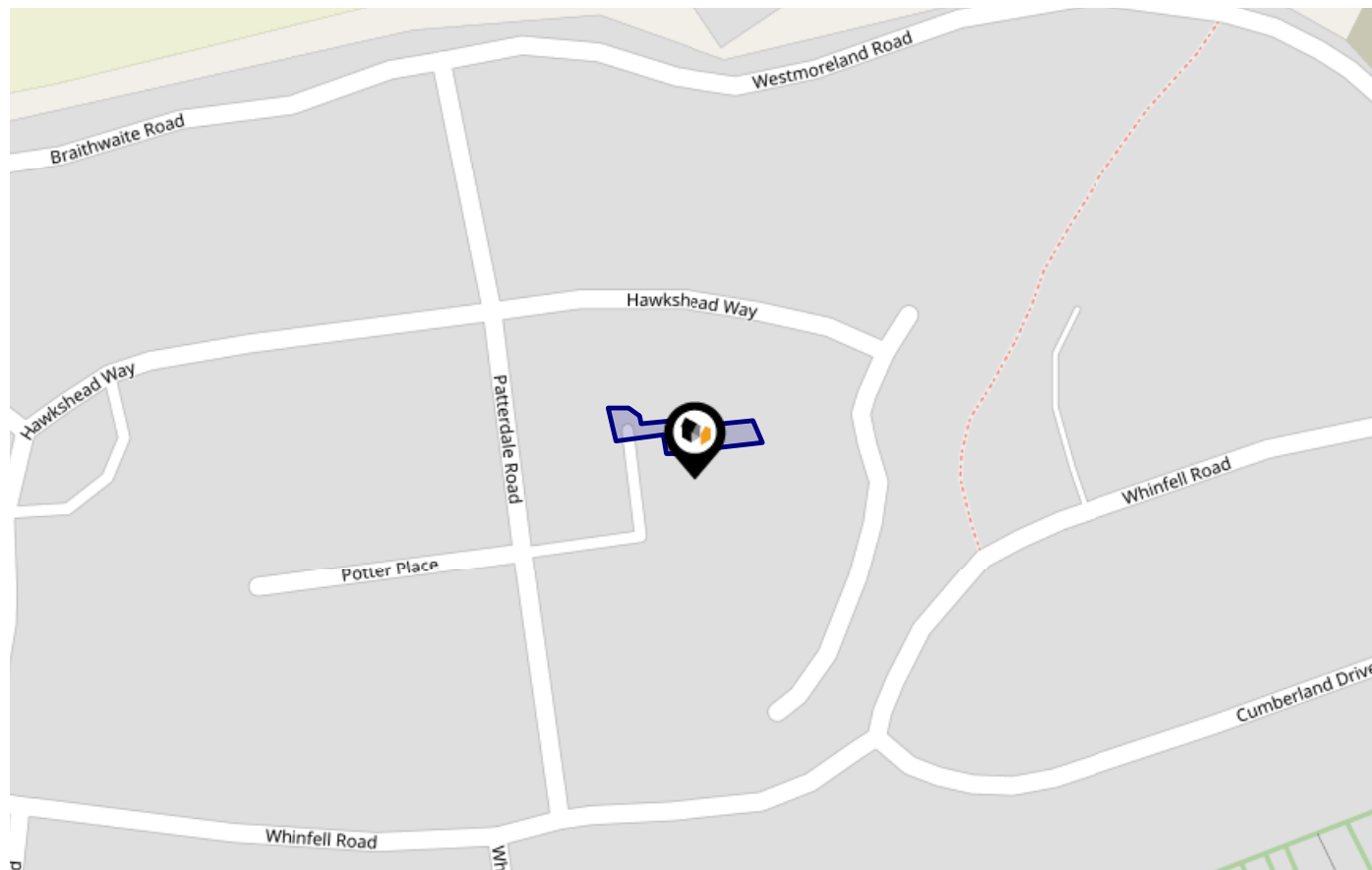
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

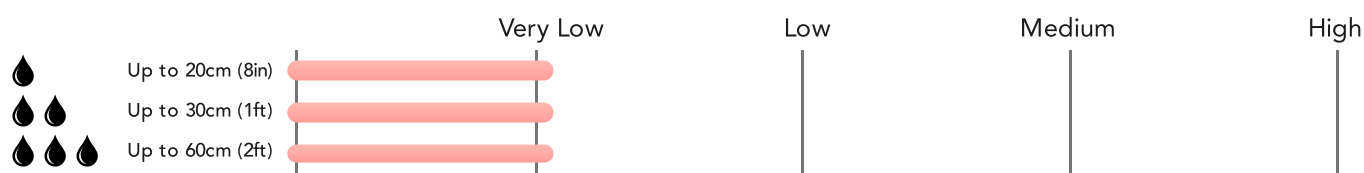


Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- **Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

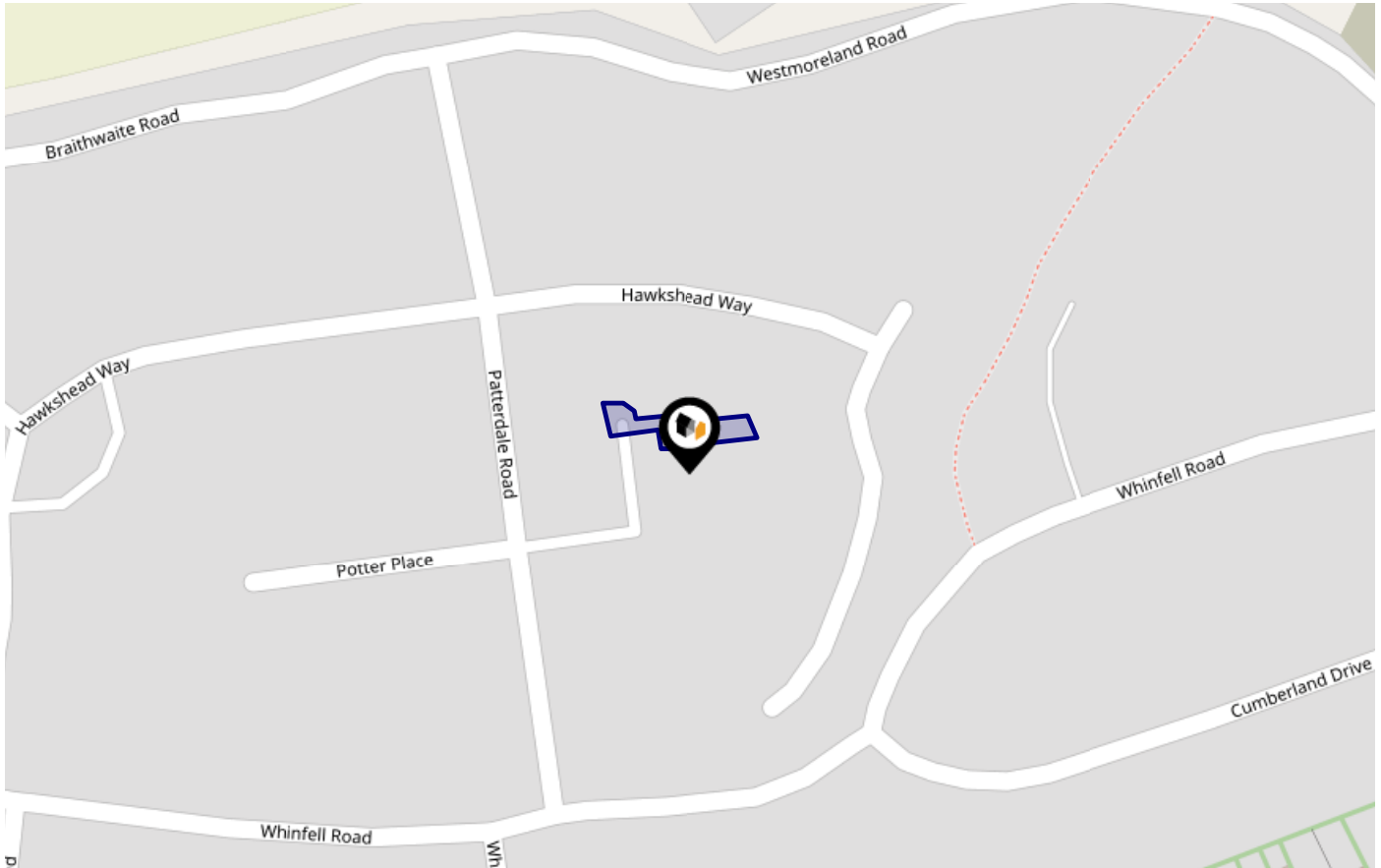
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

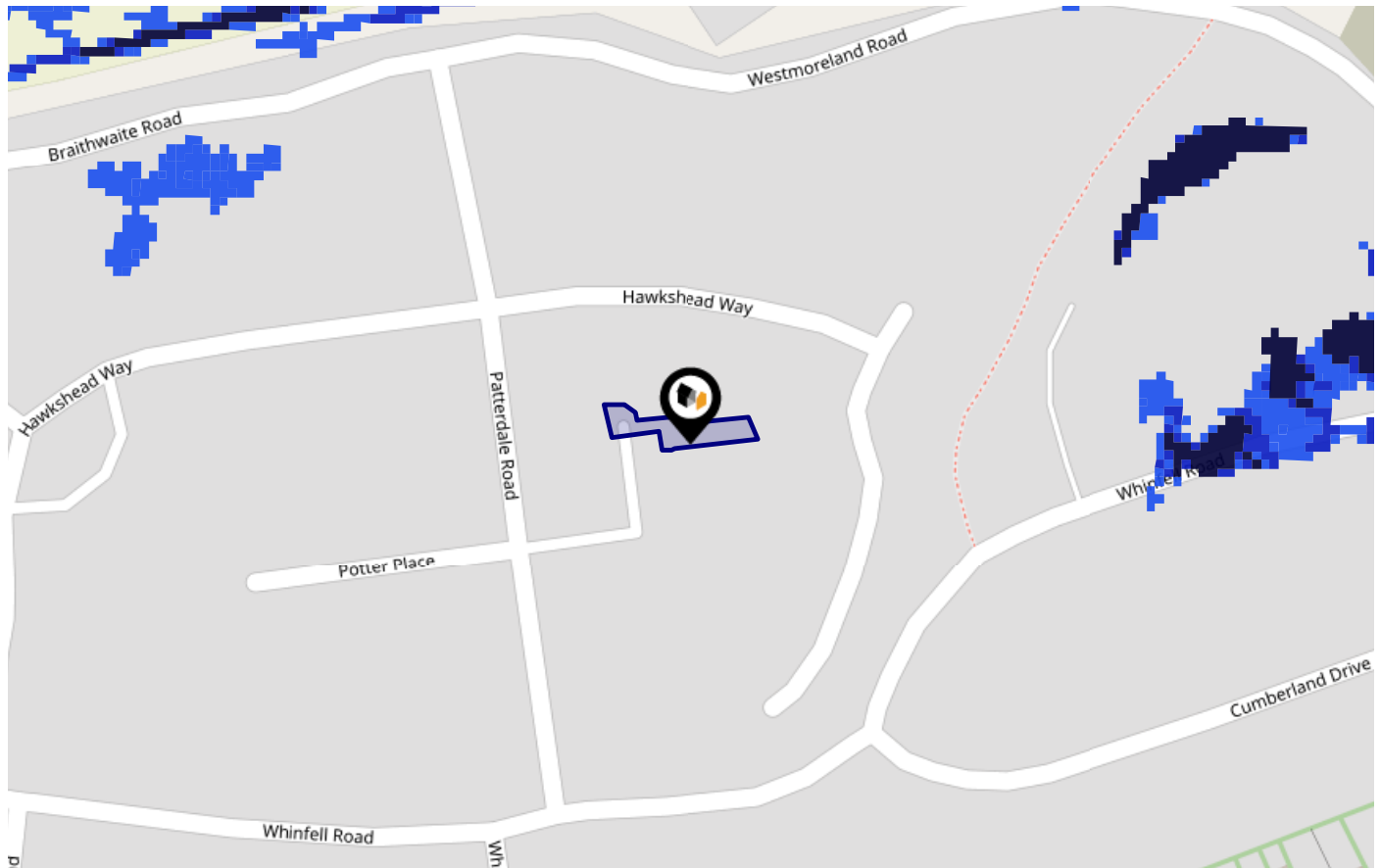
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

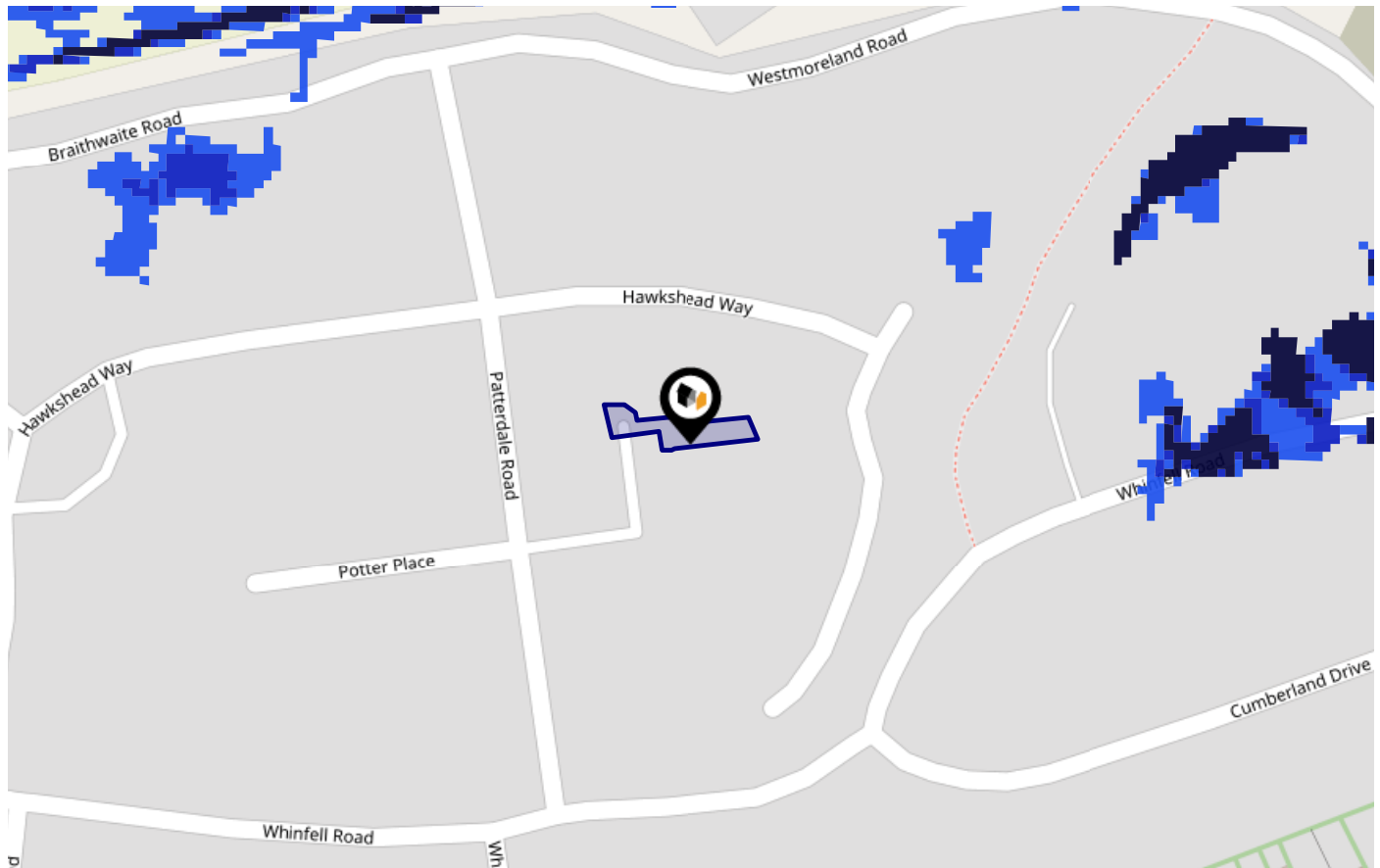
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: **Very low**

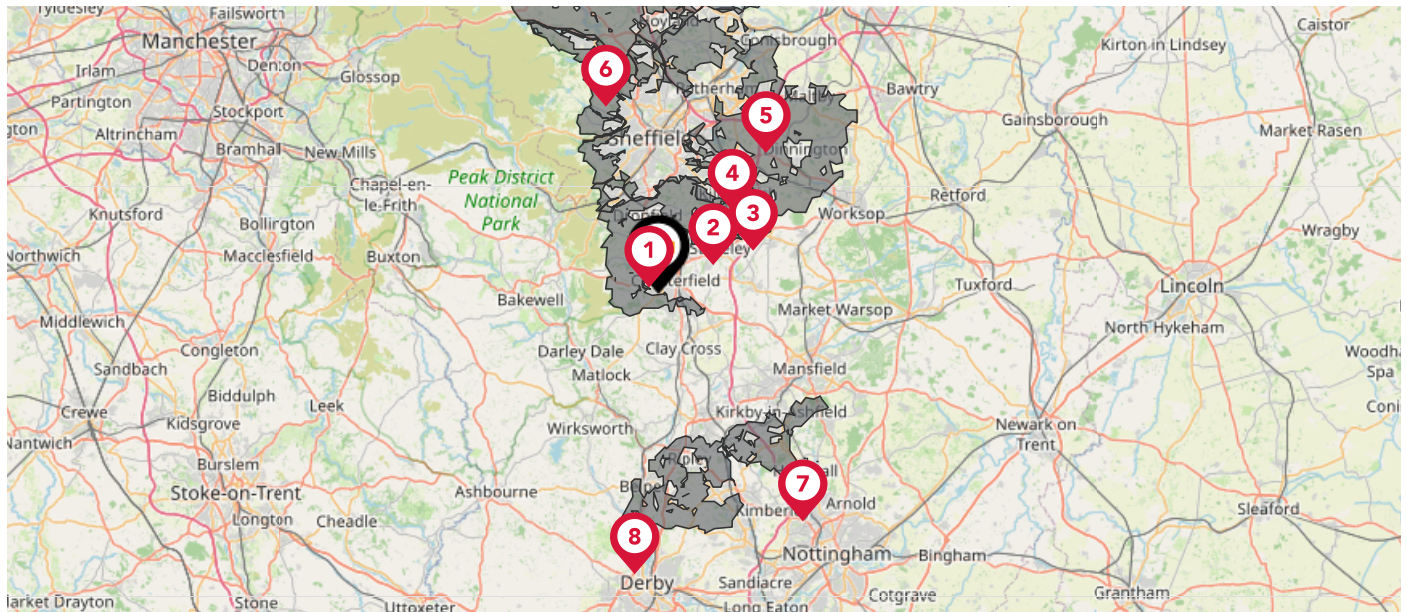
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:



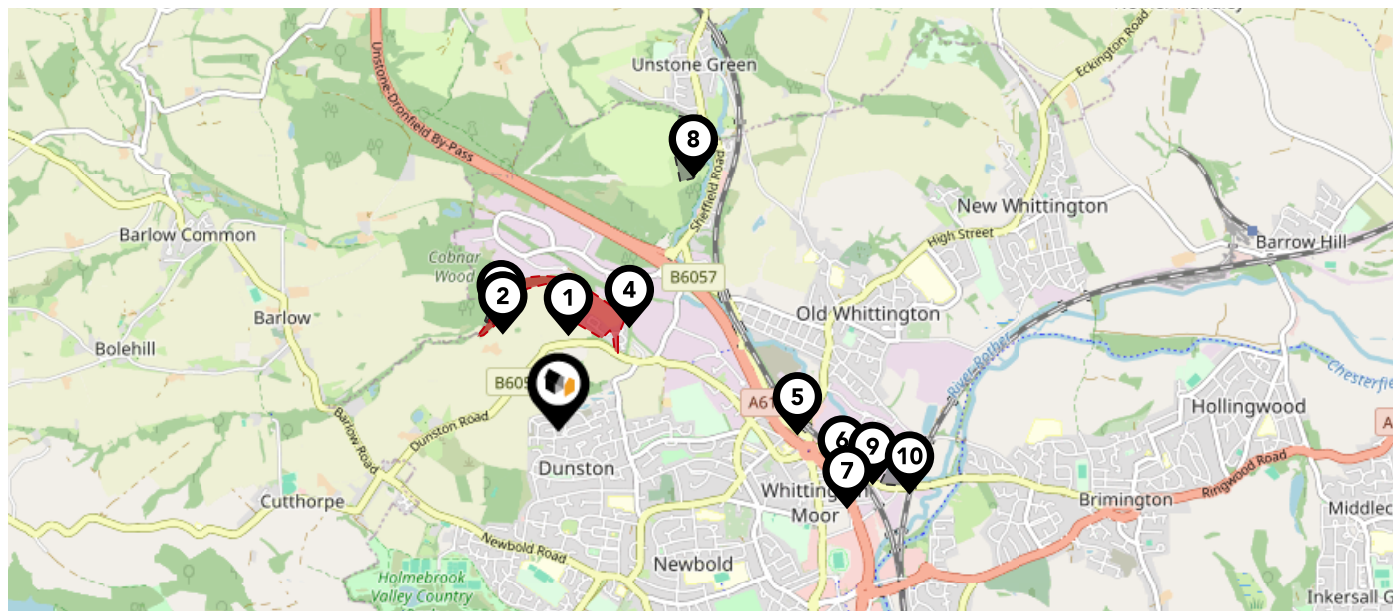
This map displays nearby areas that have been designated as Green Belt...























### Nearby Green Belt Land

- 1 South and West Yorkshire Green Belt - North East Derbyshire
- 2 South and West Yorkshire Green Belt - Chesterfield
- 3 South and West Yorkshire Green Belt - Bolsover
- 4 South and West Yorkshire Green Belt - Sheffield
- 5 South and West Yorkshire Green Belt - Rotherham
- 6 South and West Yorkshire Green Belt - Barnsley
- 7 Derby and Nottingham Green Belt - Ashfield
- 8 Derby and Nottingham Green Belt - Amber Valley

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



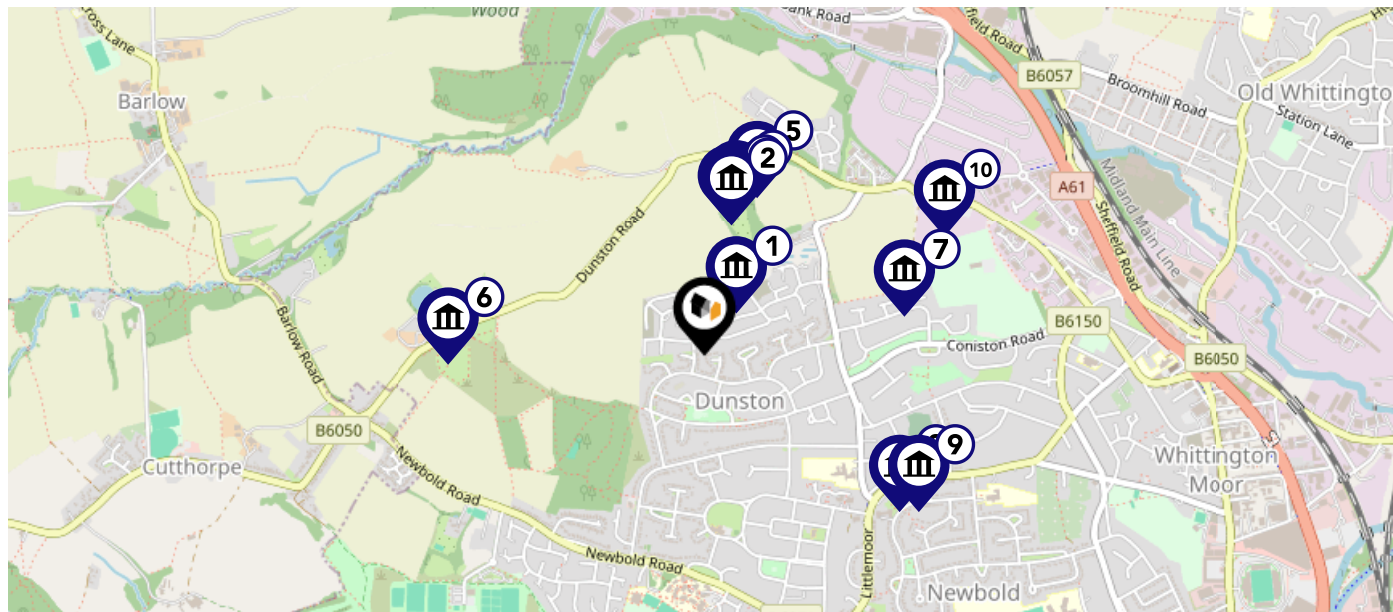
### Nearby Landfill Sites











	EA/EPR/EP3298ZE/A001	Active Landfill 
	Dunston Works-Dunston, Derbyshire	Historic Landfill 
	Sudbrook Valley-Chesterfield Trading Estate, Sheepbridge, Chesterfield	Historic Landfill 
	Sheepbridge Works-Chesterfield	Historic Landfill 
	Station Road-Old Whittington, Chesterfield	Historic Landfill 
	Station Road-Whittington Moor, Chesterfield	Historic Landfill 
	Thompson Street-Whittington Moor, Chesterfield	Historic Landfill 
	Sheffield Road-Unstone, Sheffield	Historic Landfill 
	Off Brimington Road North-Chesterfield	Historic Landfill 
	Land to the rear of 49 Brimington Road North-Chesterfield	Historic Landfill 

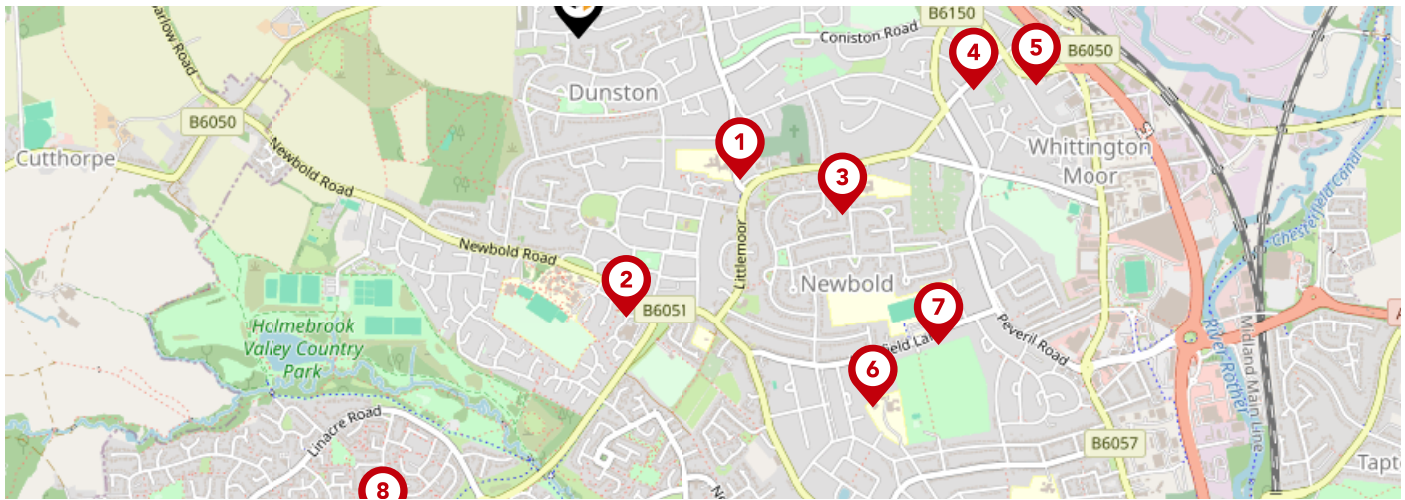
# Maps

## Listed Buildings

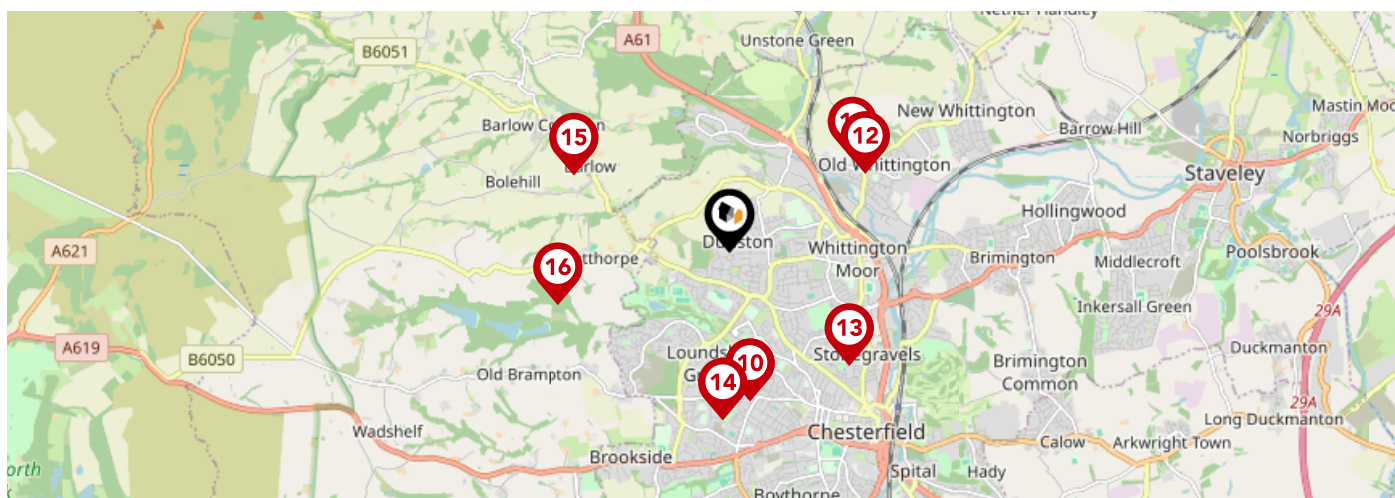
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1052309 - Dunston Grange Farmhouse	Grade II	0.1 miles
	1052282 - Dunston Farm Buildings To North East Of Farmhouse At Dunston Hall Farm	Grade II	0.3 miles
	1372297 - Dunston Hall	Grade II	0.3 miles
	1088312 - Range Of Brick Buildings To West Of Dunston Hall	Grade II	0.3 miles
	1088311 - Entrance Gates And Railings To Dunston Hall	Grade II	0.4 miles
	1052318 - Newbold Fields	Grade II	0.5 miles
	1334687 - Barn At Dunston Farm (to North Of Farmhouse)	Grade II	0.5 miles
	1088271 - Former Coachhouse Stable To West Of The Vicarage	Grade II	0.6 miles
	1334707 - Parish Church Of St John The Evangelist	Grade II	0.6 miles
	1088310 - Former Head Office Building Of Sheepbridge Engineering Limited	Grade II	0.6 miles



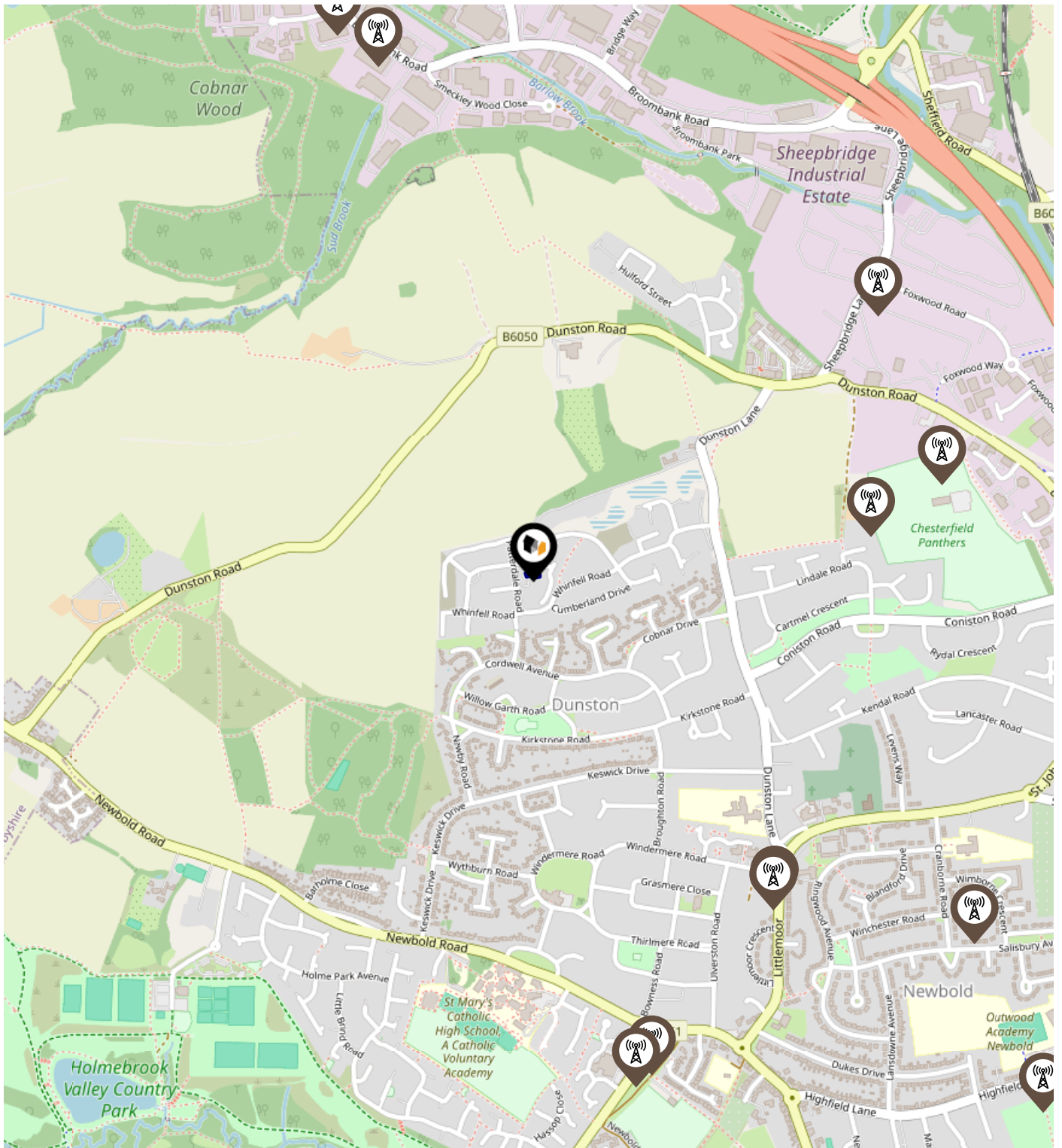
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <a href="#">Dunston Primary and Nursery Academy</a> Ofsted Rating: Requires improvement   Pupils: 281   Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <a href="#">St Mary's Catholic High School, A Catholic Voluntary Academy</a> Ofsted Rating: Outstanding   Pupils: 1347   Distance:0.63</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <a href="#">Newbold CofE Primary School</a> Ofsted Rating: Good   Pupils: 226   Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <a href="#">Cavendish Junior School</a> Ofsted Rating: Good   Pupils: 105   Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <a href="#">Whittington Moor Nursery and Infant Academy</a> Ofsted Rating: Good   Pupils: 86   Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <a href="#">Highfield Hall Primary School</a> Ofsted Rating: Good   Pupils: 410   Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <a href="#">Outwood Academy Newbold</a> Ofsted Rating: Good   Pupils: 1004   Distance:1.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <a href="#">Holme Hall Primary School</a> Ofsted Rating: Good   Pupils: 129   Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Brockwell Junior School</b> Ofsted Rating: Good   Pupils: 243   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brockwell Nursery and Infant School</b> Ofsted Rating: Good   Pupils: 203   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holly House Special School</b> Ofsted Rating: Requires improvement   Pupils: 45   Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mary Swanwick Primary School</b> Ofsted Rating: Good   Pupils: 242   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ Church CofE Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashgate Croft School</b> Ofsted Rating: Outstanding   Pupils: 154   Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barlow CofE Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cutthorpe Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

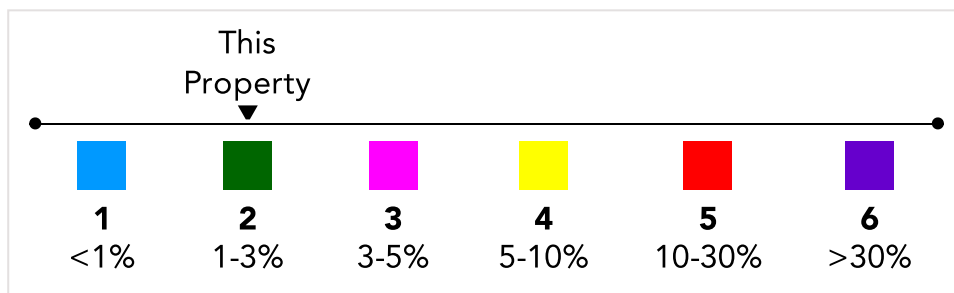
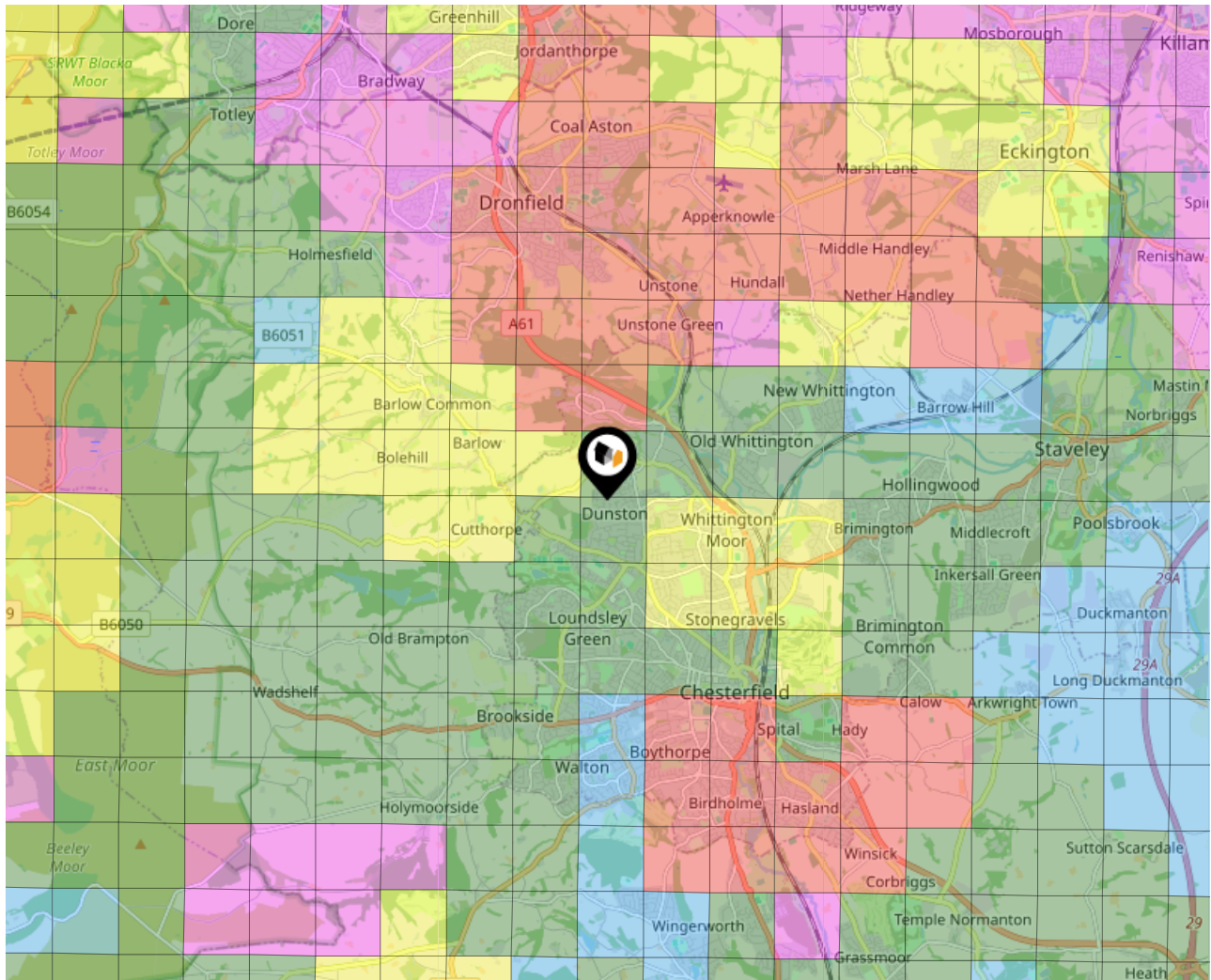


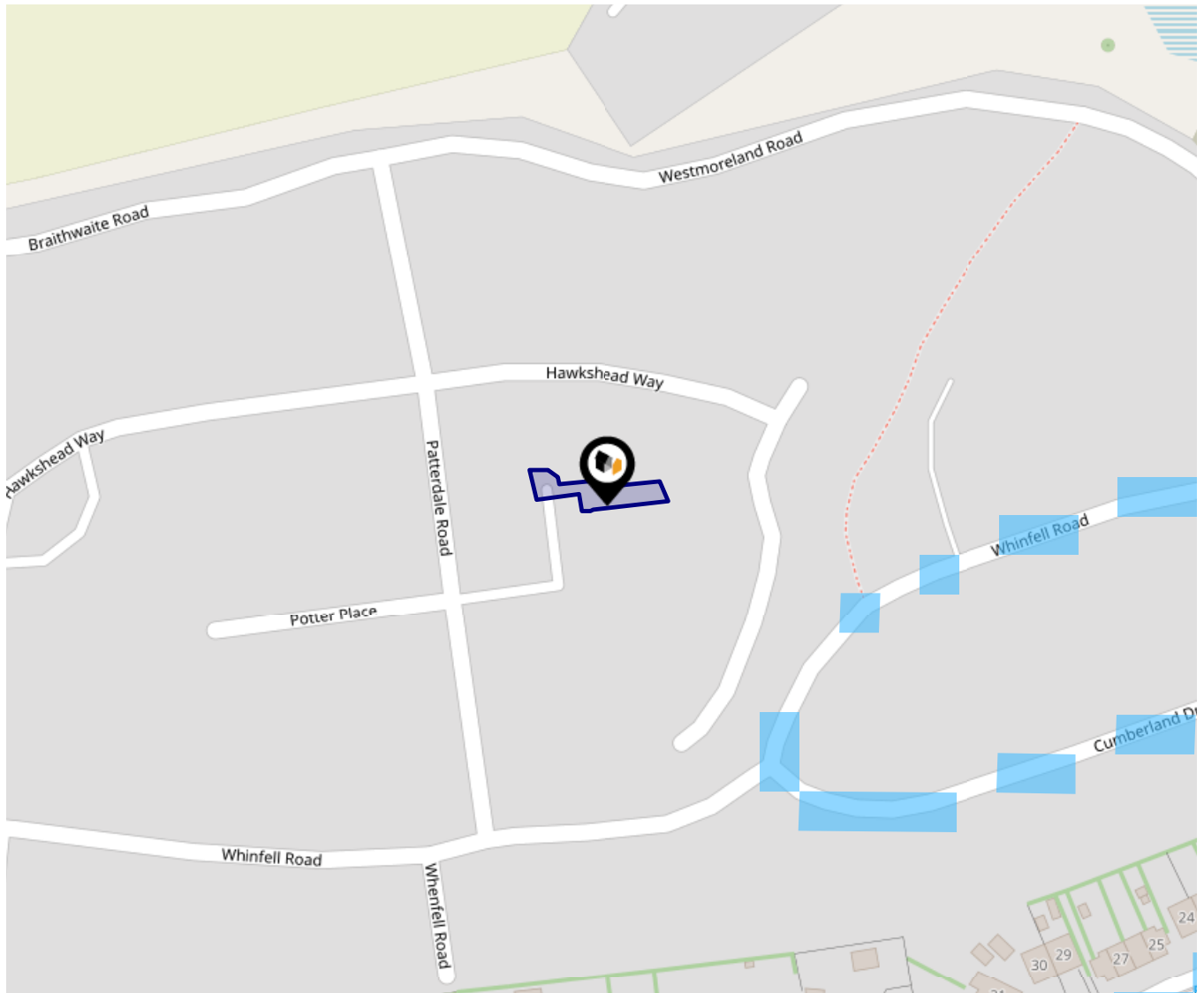
### Key:

-  Power Pylons
-  Communication Masts

### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



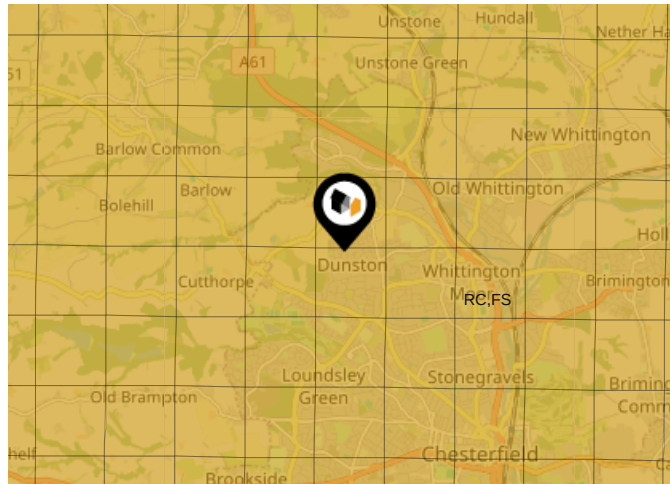


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

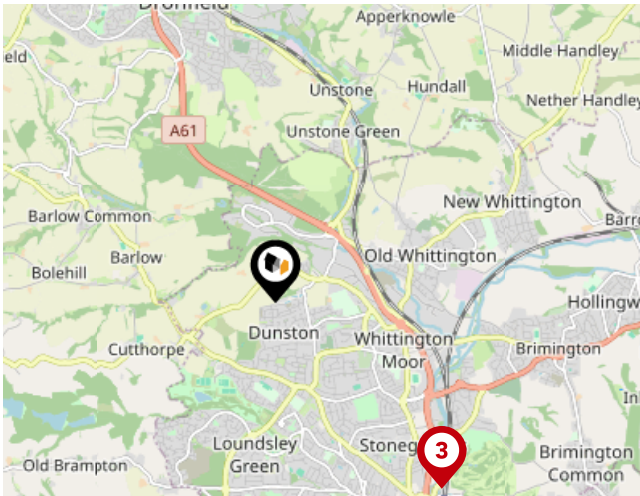
Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SILTY LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SILTY) TO MEDIUM(SILTY)		



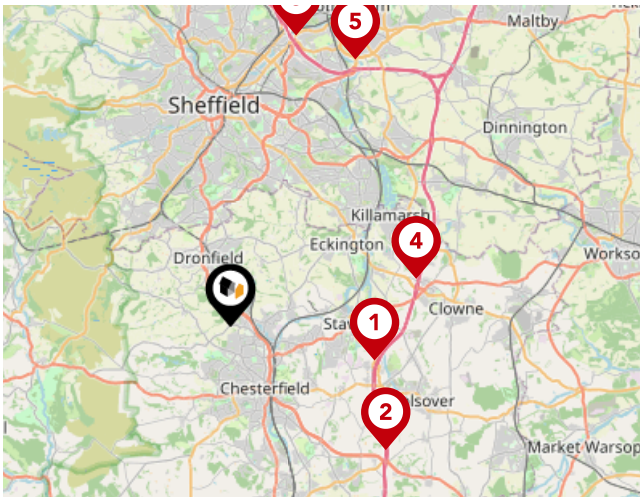
### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



### National Rail Stations

Pin	Name	Distance
1	Dronfield Rail Station	2.77 miles
2	Dronfield Rail Station	2.8 miles
3	Chesterfield Rail Station	2.21 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J29A	5.26 miles
2	M1 J29	7.05 miles
3	M1 J34	10.55 miles
4	M1 J30	6.8 miles
5	M1 J33	10.42 miles

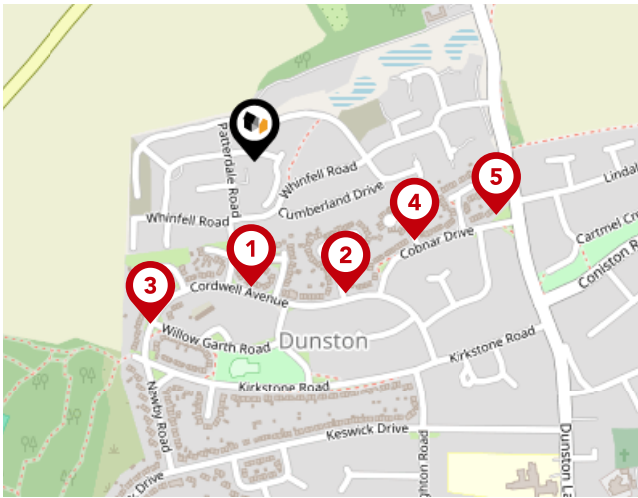


### Airports/HELIPADS

Pin	Name	Distance
1	East Mids Airport	30.6 miles
2	Finningley	23.78 miles
3	Leeds Bradford Airport	42.79 miles
4	Manchester Airport	34.81 miles

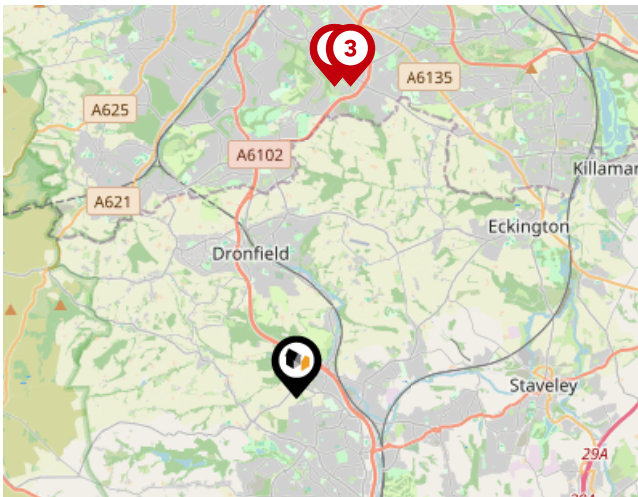
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Hollin Close	0.14 miles
2	Rose Wood Close	0.18 miles
3	Willow Garth Road	0.21 miles
4	Kingswood Close	0.2 miles
5	Monkwood Road	0.27 miles



### Local Connections

Pin	Name	Distance
1	Herdings Park Platform	5.59 miles
2	Herdings Park Platform	5.59 miles
3	Herdings-Leighton Rd to City	5.63 miles

### Testimonial 1



Very happy with the service they offered. Very flexible, professional and delivered on their promises. Would definitely use them again.

### Testimonial 2



Very good service, very informative...step by step. Answered all my daft questions and put my mind at ease

### Testimonial 3



Wife and I are in our eighties and have never rented a property before now. Gabrielle Clay and her team at Martin & Co have been most patient and helpful to us at this quite stressful time and we would like to thank them and recommend their 5 Star service to anyone seeking property advice and help.

### Testimonial 4



I have worked with the Chesterfield office professionally and would no problem recommending them to anyone who asks. They have been responsive and knowledgeable about the local market and I look forward to working with them again in the future.



/martincochesterfield



/martinandco\_chesterfield

# Martin & Co

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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